



📍 15 The Gateway Bythesea Road, Trowbridge, Wiltshire, BA14 8FZ

🏠 £122,000

A beautifully presented, one bedroom, first floor apartment with allocated parking, which is conveniently located, within walking distance of the train station, town centre and amenities.

- Stunning, First Floor Apartment
- Excellent Decorative Order
- Contemporary Kitchen & Bathroom
- Gas Central Heating & Double Glazing
- Central Location
- Allocated Parking Space
- Ideal First Time Buy Or Investment Purchase
- Potential Rental Income Of Approximately £9,000 Per Annum

🏠 Leasehold

🏠 EPC Rating B



A beautifully presented, one bedroom, first floor apartment with allocated parking, which is conveniently located, within walking distance of the train station, town centre and amenities. The property has been greatly improved in recent years and benefits from double glazing, gas central heating (boiler was replaced approximately 12 months ago), excellent decorative order and built in storage.

The apartment offers accommodation comprising; communal entrance hall, private hall with storage cupboards (space and plumbing for a washing machine), lovely, open plan sitting room/kitchen with an excellent range of contemporary units, built in oven, hob and extractor and Juliet balcony, one double bedroom and a superb bathroom with modern, white suite.

Externally, there is an allocated parking space in the Gateway shopping centre, car park.

Situation

The property forms part of a modern development in the heart of Trowbridge town centre. Trowbridge is the county town of Wiltshire offering a good range of retail, commercial and leisure facilities as well as a railway station which provides regular services to Salisbury and Southampton to the south and Bristol and Bath to the northwest. The main A350 and A36 are within a short distance of Trowbridge whilst Junction 17 of the M4 Motorway can be reached in approximately 30 minutes travelling time. Nearby towns and centres include Bradford on Avon (3 miles), Melksham (7 miles), Devizes (10 miles), Bath (10 miles) and Swindon (20 miles).

Property Information

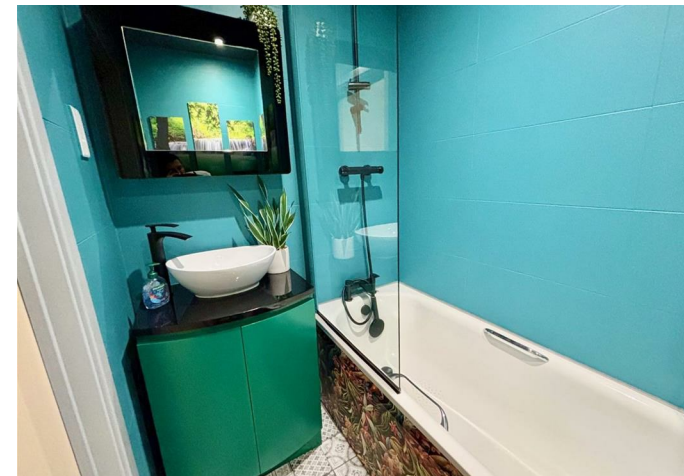
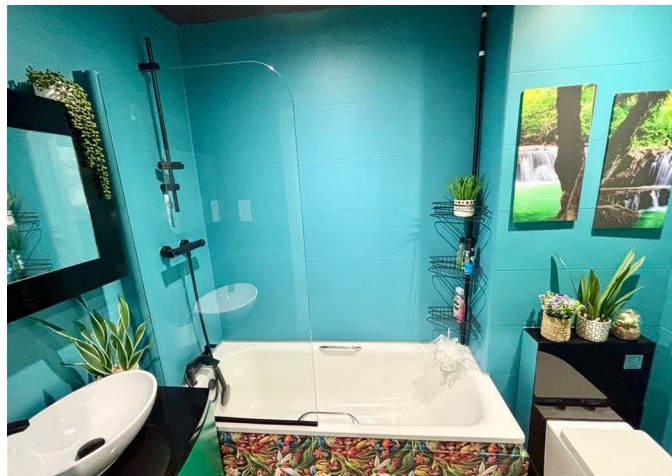
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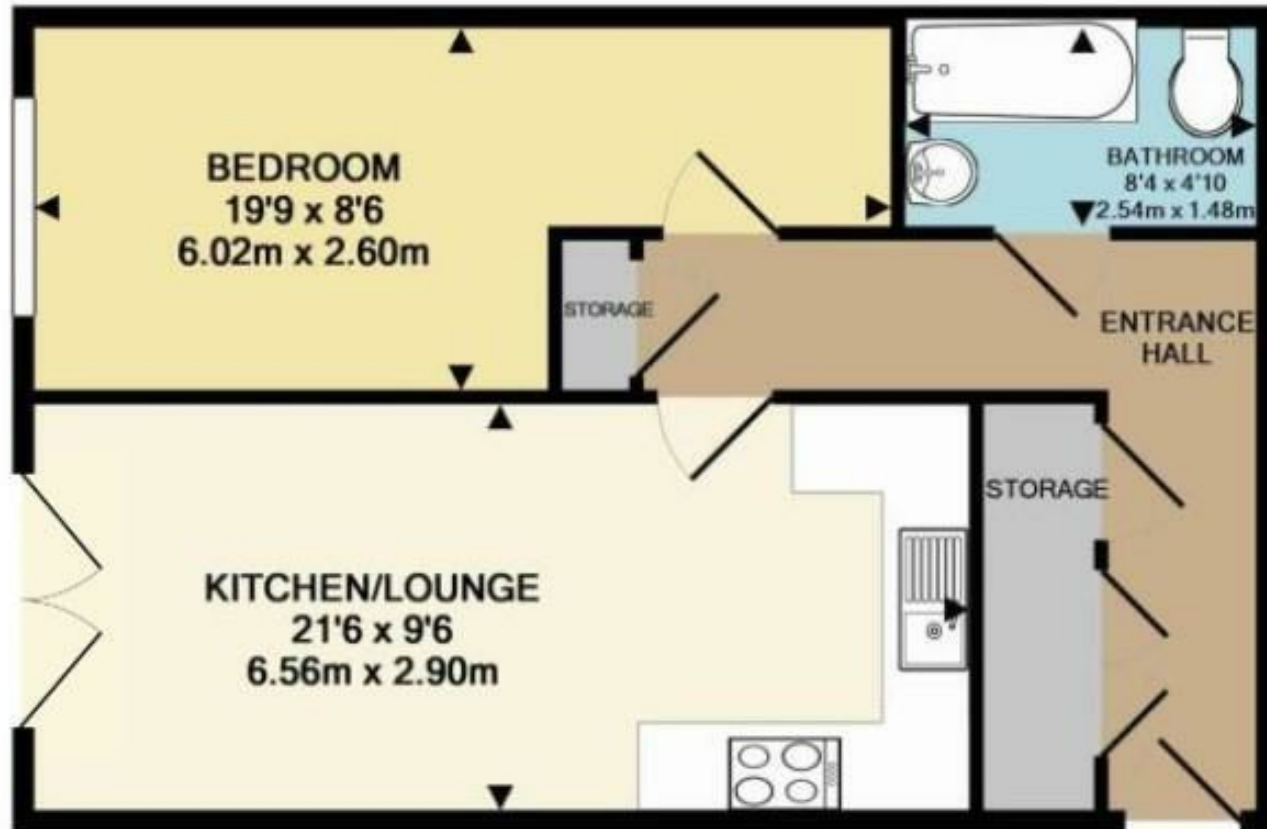
Council Tax Band: A

Services; Mains gas, electricity, water and drainage

Gas central heating and double glazing

Tenure; Leasehold. The property benefits from the remainder of a 125 year lease which commenced in 2013. The management fees are approximately £1600 per annum and the ground rent is £150 per annum.





TOTAL APPROX. FLOOR AREA 507 SQ.FT. (47.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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